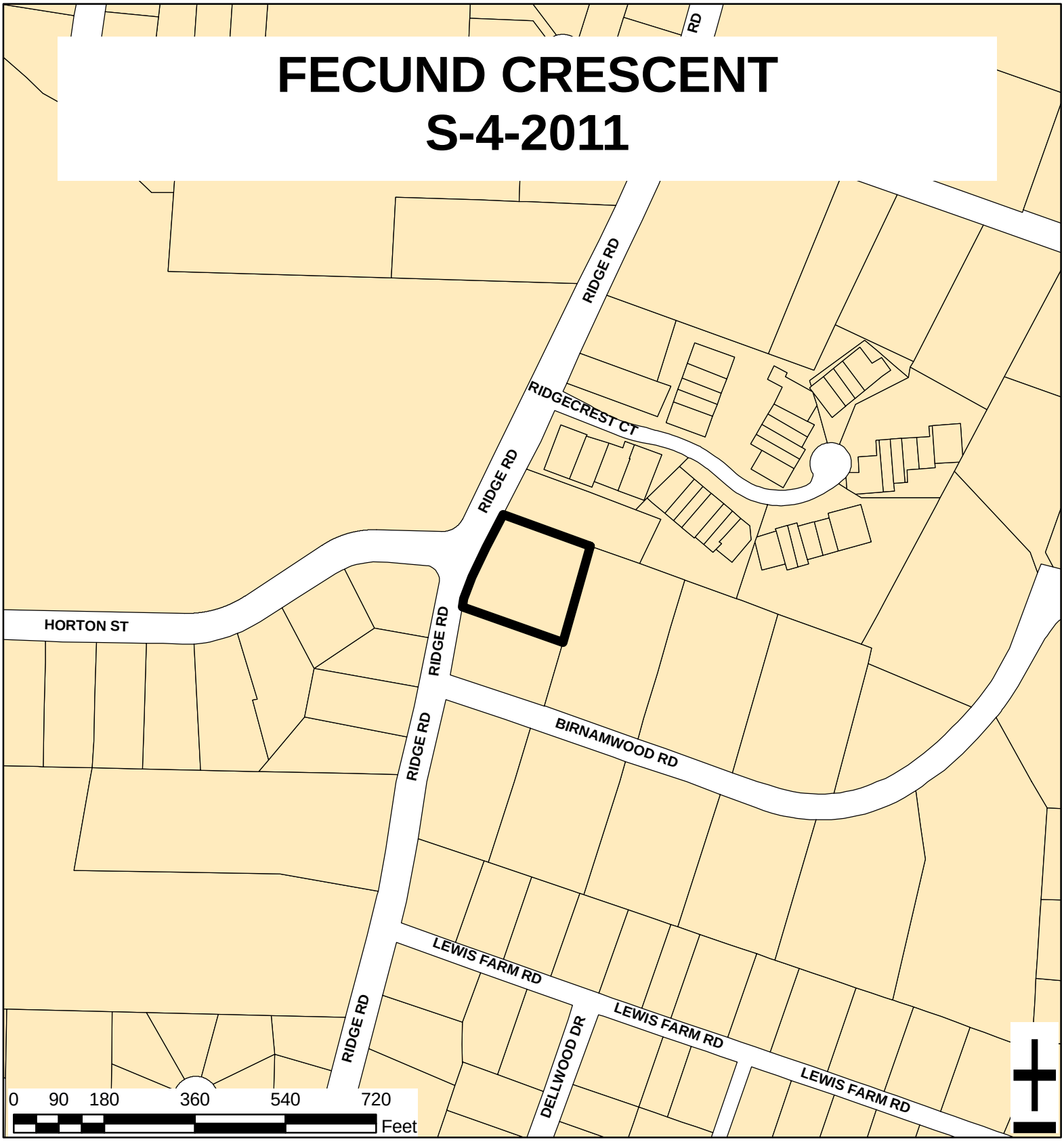
FECUND CRESCENT
S-4-2011



Zoning:	**R-4**
CAC:	**Glenwood**
Drainage Basin:	**Baever Southwest**
Acreage:	**0.91**

Number of Lots:	**3**
Planner:	**Eric Hodge**
Phone:	**(919) 516-2639**
Applicant Contact:	**Hager Smith Design**
Phone:	**(919) 821-5547**

S-4-11

Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission or City Council ☐ Preliminary Administrative Site Plans ☐ Group Housing * ☐ Multifamily (Infill)*	☒ Subdivision* ☐ Infill Subdivision* ☐ Cluster Subdivision ☐ Expedited Subdivision Review	Transaction Number 295594
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name Fecund Crescent

Proposed Use Single-Family

Property Address(es) 1710 Ridge Road

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 0795307432	P.I.N.	P.I.N.	P.I.N.

What is your project type?

☐ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building ☐ Mixed Residential
☐ Non-Residential Condo ☐ Office ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ School ☐ Shopping Center
☒ Single Family ☐ Telecommunication Tower ☐ Townhouse ☐ Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. This project does not meet any of the requirements listed in 10-2132.2 requiring either Planning Commission of City Council Site Plan approval. Per Section 10-3013, this subdivision does not qualify for any exceptions under (b) (1) which would require Planning Commission or City Council approval.
PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.
CLIENT (Owner or Developer)	Company Anwica, LLC Name (s) Cary Joshi Address 1001 Wade Ave., Suite 100, Raleigh, NC 27605 Phone (919) 561-2732 Email caryjoshi@gmail.com Fax
CONSULTANT (Contact Person for Plans)	Company HagerSmith Design, PA

	Address P.O. Box 1308, Raleigh, NC 27602		
	Phone 919-821-5547	Email jthiem@hagersmith.com	Fax 919-828-4050

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Has your project previously been through the pre-submittal process? If yes, provide the transaction # N/A

Zoning Information	Building Information
Zoning District(s) R-4	Proposed building use(s) single-family residential
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 0
Overlay District None	Proposed Building(s) sq. ft. gross
Total Site Acres 0.91 Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed)
Off street parking Required N/A Provided N/A	Proposed height of building(s) not to exceed 40 feet
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z-N/A	

Stormwater Information	
Existing Impervious Surface 0.034/1,467acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface 0.21/9,148 acres/square feet	**If Yes, please provide**
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030The subject property is identified in the 2030 Comprehensive Plan Future Land Uses Map LU-3 as Low Density Residential (1-6 8units per acre). The proposed subdivsion of the subject property into three lots will result in a density of 3.3 units/acre which is consistent with the Low Density Residential category.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots 0 Detached 0 Attached 0	9. Total number of ~~commercial lots? 0~~ 3 Lots
2. Total # Of Apartment Or Condominium Units 0	10. Is your project a cluster unit development? ☐ Yes ☒ No
3. Total # Of Congregate Care Or Life Care Dwelling Units 0	**If Yes, please answer the questions below:**
4. Total # Of Mobile Home Lots 0	a) Minimum Lot Size 10,890 sf
5. Overall Total # Of Dwelling Units (1-5 Above) 0	b) Total # Of Open Space Lots 0
6. Bedroom Units 1br 2br 3br 4br or more	c) Total # Of Phases 1
7. Overall Unit(s)/Acre Densities Per Zoning District(s) 3.3/acre	d) Perimeter Protective Yards Provided none rq'd
8. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	e) Must provide open space quotient per City Code 10-3071(5)

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

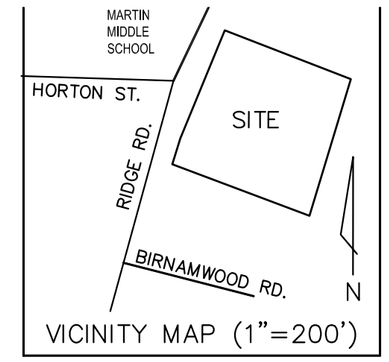
I hereby designate Jimmy Thiem to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed _____ Date 2/8/11

Signed _____ Date

Section B					
TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh	☒		✓		
2. **Preliminary Development Plan Application** completed and signed by the property owner	☒		✓		
3. Client must print page 1 and 2 of the **Preliminary Development Plan Application** to the plan cover sheet	☒		✓		
4. I have referenced the **Preliminary Development Plan Checklist** and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	☒		✓		
5. Provide the following plan sheets:	☒				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒		✓		
b) Existing Conditions Sheet (on cover sheet)	☒		✓		
c) Proposed Site or Subdivision Plan (L-101 LAYOUT PLAN)	☒		✓		
d) Proposed Grading and Stormwater Plan (L-201)	☒	☐	✓		
e) Proposed Utility Plan, including Fire (L-201)	☒	☐	✓		
f) Proposed Tree Conservation Plan	☐	☒			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☐	☒			✓
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	☒			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals only – include all revision dates	☒		✓		
7. Plan size 18"x24" or 24"x36"	☒		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	☒		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒		✓		
10. Digital copy of only the site plan and elevations. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 ½" x 11" reduction of the plan. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	☒		✓		
11. Wake County School Form, if dwelling units are proposed	☒	☐	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	☑	☐	✓		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	☐	☒			✓



INFILL ANALYSIS SUMMARY

1. TOTAL AREA OF LOT = 5 ACRES & WILL RESULT IN 3 LOTS NOT CONTAINING A DWELLING - [YES]
2. PROPERTY IS IN RESIDENTIAL ZONE - [YES]
3. AT LEAST 66% OF PERIPHERY ABUTS LOTS CONTAINING SINGLE-FAMILY DWELLINGS:
   TOTAL PERIPHERY LENGTH: 794.11'
   PERIPHERY ADJACENT TO S-F LOTS: 452.97'
   PERCENTAGE TOTAL PERIPHERY OF SINGLE-FAMILY LOTS: 452.97/794.11 = 57% [NO]

END OF ANALYSIS
PROPERTY DOES NOT MEET INFILL CRITERIA

PROJECT NOTES

1. FOR SUBECT (PARENT) TRACT REFERENCE: DEED BOOK 13907, PAGE 2588, BOOK OF MAPS 1947, PAGE 57.
2. MAP REFERENCES: BOM 1947 PG. 57, BOM 1964 PG. 117 (SEWER), BOM 1984 PG. 190 (SEWER).
3. THE PROPERTY IS APPROPRIATELY ZONED (R-4) FOR THE PROPOSED USE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
5. EXISTING DRIVEWAY CURBS A CUTS ARE TO BE REMOVED UNLESS UTILIZED FOR PROPOSED NEW LOTS.
6. ALL NEW PAVEMENT IN PUBLIC ROW'S SHALL BE INSTALLED AS 8" ABC, 3" BINDER, 2 1/4" I-2 ASPHALT.
7. NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOILAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
8. LOCATIONS OF PROPOSED DRIVEWAYS ARE APPROXIMATE. FINAL LOCATIONS SUBJECT TO PLACEMENT OF HOUSES AND APPLICABLE REQUIREMENTS OF CITY OF RALEIGH FOR DRIVEWAYS.
9. SURVEY BY HAROLD A. SMITH, PROFESSIONAL LAND SURVEYOR.

LEGEND

———	Lines Surveyed	LP	LIGHT POLE
– – – – – –	Lines Not Surveyed	PP	POWER POLE
EIP	Existing Iron Pipe	WV	WATER VALVE
	Control Corner	FH	FIRE HYDRANT
ECM	Exist. Concrete Monument	WM	WATER METER
NIP	New Iron Pipe	MH	MANHOLE
PKN	P K Nail	CO	CLEANOUT
DMD	Double Meridian Distance	F/O	FIBER OPTIC
R/W	Right of Way	CB	CATCH BASIN
DB	Deed Book	DI	DROP INLET
CM	Concrete Monument	RCP	CONCRETE PIPE
ELS	Existing Lightwood Stake	DIP	DUCTILE IRON PIPE

INFILL ANALYSIS:
LOT W/ PUBLIC SCHOOL
PERIMETER BOUNDARY
LENGTH: 78.59'

PIN: 0795208717
ACREAGE: 29.22
LAND USE: SCHOOL
ZONING: R-4
OWNER: WAKE CNTY BOARD OF EDUCATION
C/O BETTY L PARKER, DIRECTOR
OWNER ADDRESS: 1551 ROCK QUARRY RD
RALEIGH NC 27610-4145

INFILL ANALYSIS:
LOT W/ SINGLE FAMILY
RESIDENCE
PERIMETER BOUNDARY
LENGTH: 188.88'

PIN: 0795308543
ACREAGE: 0.66
LAND USE: SINGLE FAMILY
ZONING: R-4
OWNER: CHRISTINE RAGAN
OWNER ADDRESS:
1716 RIDGE RD
RALEIGH NC 27607-6738

INFILL ANALYSIS:
LOT W/ SINGLE FAMILY
RESIDENCE
PERIMETER BOUNDARY LENGTH
59.36'

PIN: 0795304376
ACREAGE: 0.48
LAND USE: SINGLE FAMILY
ZONING: R-4
OWNER: WILLIAM & EDIE MCCREA
OWNER ADDRESS:
1621 RIDGE RD
RALEIGH NC 27607-6736

INFILL ANALYSIS:
LOT W/ SINGLE FAMILY
RESIDENCE
PERIMETER BOUNDARY LENGTH
204.73'

PIN: 0795306296
ACREAGE: 0.63
LAND USE: SINGLE FAMILY
ZONING: R-4
OWNER: RICHARD & ELISABETH MOWAT
OWNER ADDRESS: 2506 EVERETT AVE
RALEIGH NC 27607-7220

INFILL ANALYSIS:
VACANT LOT
PERIMETER BOUNDARY
LENGTH: 199.60

PIN: 0795309208
ACREAGE: 1.50
LAND USE: VACANT
ZONING: R-4
OWNER: ELOISE C ROBINSON
OWNER ADDRESS: 1404 DOGWOOD LN
RALEIGH NC 27607-6853

HORTON ST
60' PUBLIC R.O.W.

TOP = 434.04
INV IN = 426.99
INV OUT = 426.89

TOP = 404.63
INV IN = 399.13
INV OUT = 398.89

TOP = 408.26
INV OUT = 402.55

TBM(TOP OF EIP) = 408.19

RIDGE ROAD
60' PUBLIC R.O.W. (BOM 1967 PG. 16)

COMB. FACTOR (TIE LINE) N00°11'16"E

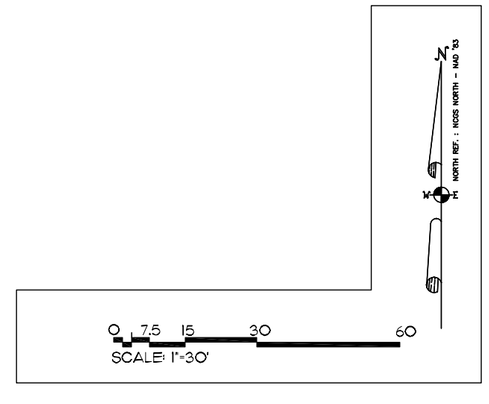
8" SAN. SEWER
12" WATER LINE
EXISTING 5' SIDEWALK
39.6'

S68°53'18"E 188.88'
5' SIDE YARD SETBACK
FRONT YARD SETBACK
(66.62')
DOGWOOD
DRIVEWAY (location approx.)
OAK
12" JAP. MAPLE
10' SIDE YARD SETBACK
(195.29')
(13,793 SF)

N20°23'10"E 163.62'
12" OAK
(13,332 SF)
(186.70')
30" OAK
(30.38')
EIP
N20°13'10"E 37.47'
(37.47')
(13,518 SF)
12" MULBERRY
N69°25'32"W 204.73'

20' REAR YARD SETBACK
(66.78')
MAGNOLIA
6" OAK
10" OAK
9" OAK
(81.78')
S16°50'48"W 199.60'
(21.99')
(51.03')
CITY OF RALEIGH SANITARY SEWER EASE. (BOM 1964 PG. 117(2))

WV
BIRNAMWOOD RD.



HagerSmith
DESIGN PA
Architecture
Landscape Architecture
Planning
Interior Design

PO Box 1308
300 South Dawson Street
Raleigh, North Carolina 27602
Fax: 919.828.4050

919.821.5547

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CONSULTANTS

SEALS

PROJECT XXX-XXX

FECUND CRESCENT
PRELIMINARY
SUBDIVISION

CLIENT

ANWICA, LLC
1001 WADE AVE.
SUITE 100
RALEIGH, NC 27605

DRAWING TITLE

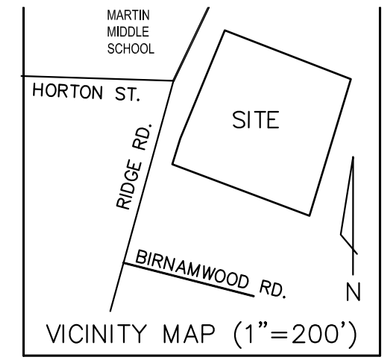
SITE LAYOUT

REVISIONS

NUMBER	DESCRIPTION	DATE

DRAWN BY JET
CHECKED BY
DATE ISSUED 3-1-11

L-101
__OF__



PROJECT NOTES

1. IMPERVIOUS SURFACE FOR EACH LOT NOT TO EXCEED 3,165 SF PER LOT. TOTAL IMPERVIOUS SURFACE FOR PROJECT: 3 LOTS X 3,165 SF = 9,465 SF (2.18 AC.).
2. NITRIFICATION REDUCTION - PROPOSED IMPERVIOUS SURFACE LIMIT ESTABLISHED TO ALLOW NITROGEN INCREASE TO BE HANDLED VIA OFF-SET PAYMENT ONLY WITHOUT TREATMENT REQUIRED.
3. STORMWATER DETENTION FACILITY TO BE A COMMON FACILITY FOR ALL PROPOSED LOTS. FACILITY TO BE LOCATED IN A RECORDED EASEMENT. A DECLARATION OF MAINTENANCE COVENANT AND GRANT OF PROTECTION FOR STORMWATER CONTROL TO ALSO BE PREPARED AND RECORDED.
4. SANITARY SEWER SERVICE - PUBLIC SANITARY SEWER IS AVAILABLE TO THE SUBJECT PROPERTY FROM LINES IN RIDGE ROAD AND AT REAR OF PROPERTY. DEPENDING ON FINAL LOCATION OF HOUSES AND LOWEST FLOOR TO BE SERVED BY SEWER, SERVICE COULD BE PROVIDED FROM THE RIDGE ROAD LINE. TO PROVIDE FOR THE POSSIBILITY OF HOUSES BEING CONSTRUCTED AND NOT ABLE TO UTILIZE THE RIDGE ROAD LINE DUE TO ELEVATION, THIS PLAN INCLUDES TWO ALTERNATES: (A) SERVICE AT REAR OF PROPERTY, (B) SERVICE FROM RIDGE ROAD.
5. ALL PUBLIC UTLITIES TO BE CONSTRUCTED TO THE APPLICABLE STANDARDS OF THE CITY OF RALEIGH.

LEGEND

———	Lines Surveyed	LP	LIGHT POLE
– – – – – –	Lines Not Surveyed	PP	POWER POLE
EIP	Existing Iron Pipe	WV	WATER VALVE
	Control Corner	FH	FIRE HYDRANT
ECM	Exist. Concrete Monument	WM	WATER METER
NIP	New Iron Pipe	MH	MANHOLE
PKN	P K Nail	CO	CLEANOUT
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PIN: 0795208717
ACREAGE: 29.22
LAND USE: SCHOOL
ZONING: R-4
OWNER: WAKE CNTY BOARD OF EDUCATION
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PIN: 0795308543
ACREAGE: 0.66
LAND USE: SINGLE FAMILY
ZONING: R-4
OWNER: CHRISTINE RAGAN
OWNER ADDRESS:
1716 RIDGE RD
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PIN: 0795304376
ACREAGE: 0.48
LAND USE: SINGLE FAMILY
ZONING: R-4
OWNER: WILLIAM & EDIE MCCREA
OWNER ADDRESS:
1621 RIDGE RD
RALEIGH NC 27607-6736

PIN: 0795306296
ACREAGE: 0.63
LAND USE: SINGLE FAMILY
ZONING: R-4
OWNER: RICHARD & ELISABETH MOWAT
OWNER ADDRESS: 2506 EVERETT AVE
RALEIGH NC 27607-7220

PIN: 0795309208
ACREAGE: 1.50
LAND USE: VACANT
ZONING: R-4
OWNER: ELOISE C ROBINSON
OWNER ADDRESS: 1404 DOGWOOD LN
RALEIGH NC 27607-6853

HORTON ST
60' PUBLIC R.O.W.

RIDGE ROAD
60' PUBLIC R.O.W. (BOM 1967 PG. 16)

BIRNAMWOOD RD.

TOP = 434.04
INV IN = 426.99
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INV OUT = 402.55

TBM(TOP OF EIP) = 408.19

COMB. FACTOR (TIE LINE) N00°11'16"E

8" SAN. SEWER
12" WATER LINE
EXISTING 5' SIDEWALK
FH
MH
WV
EIP

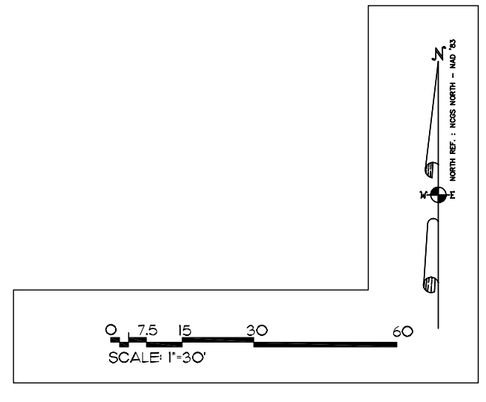
4" PRIVATE SS SERVICE (ALT. B)
3/4" DOMESTIC WATER SERVICE
4" PRIVATE SAN SWR SERVICE (ALT. B)
STORMWATER FACILITY EASEMENT
COMMON UNDERGROUND STORMWATER DETENTION FACILITY – 45' OF 36" RCP
4" PRIV. SS SERVICE (ALT. A)
NEW SS MH (ALT. A)
8" PUBLIC SAN. SWR IN 20' SS ESMNT (ALT. A)
CITY OF RALEIGH SANITARY SEWER EASE. (BOM 1964 PG. 117(2))

DRIVEWAY (location approx.)

S68°53'18"E 188.88'
N69°25'32"W 204.73'
S16°50'48"W 190.60'
N20°13'10"E 163.62'
N23°10'10"E 37.47'

5' SIDE YARD SETBACK
10' SIDE YARD SETBACK
FRONT YARD SETBACK
20' REAR YARD SETBACK

12" JAP MAPLE
12" OAK
30" OAK
6" OAK
10" OAK
9" OAK
12" MULBERRY
MAGNOLIA
1" DOGWOOD
9" OAK



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1001 WADE AVE.
SUITE 100
RALEIGH, NC 27605

DRAWING TITLE
UTILITIES &
STORMWATER

REVISIONS

NUMBER	DESCRIPTION	DATE

DRAWN BY: JET
CHECKED BY:
DATE ISSUED: 3-1-11

L-201
__OF__